

HISTORIC PRESERVATION COMMISSION
Minutes

July 8, 2004
Salisbury, North Carolina

The Historic Preservation Commission for the city of Salisbury met in regular session on Thursday, July 8, 2004, in the Council Chambers at the City Hall, 217 S. Main St.

The meeting was called to order by the Chairman, Charles Paul.

In addition to Mr. Paul, the following members were present: Ron Fleming, Mike Fuller, Anne Lyles, Clara B. Jones, Jeff Sowers, Kathy Walters, and Michael Young.

Absent: Wayne Whitman

New Business

H-43-04 418 S. Ellis St. – Bette Pollock, owner – Certificate of Appropriateness for installation of shutters; pictures to be presented at the meeting

Bette Pollock was sworn to give testimony for the request. Staff presented slides.

Ms. Pollock informed the Commission that she would like to add shutters to her house because it looks very bare on either side of the windows. She testified that records from the library indicate that the windows on the house had been replaced, but because the existing trim is not original to the house she is unable to determine if shutters had been on the house before or not. However, she continued, shutters were found underneath the house when she purchased it but they were old and falling apart so she threw them away. In response to a question from Ron Fleming she said she did not take pictures of the old shutters before throwing them out. Ms. Pollock stated “yes” when asked by Kathy Walters if she had noticed whether the shutters were sized appropriately for the window; if the proposed shutters were wooden; would they be installed as if they operable; and would they be sized appropriately to fit the window. She further testified that the proposed color would be neutral, probably Charcoal Gray to match the roof, or White.

Kathy Walters noted from the slides presented that there may not be ample space for shutters on the center windows. Ms. Pollock agreed, but requested permission to leave the center windows as they are and place shutters on the other 4 windows for balance.

Ms. Walters said to Ms. Pollock that with a better use of contrasting Victorian colors and with the amount of decorative detail on the house, she might find that the shutters are not needed. However, Ms. Pollock stated that because there is so much open space, she feels that they are needed.

Ron Fleming questioned whether she planned to put shutters on the front and sides or just the front. Ms. Pollock said to begin with she would only place them on the front but would gradually add them to the sides as she could afford to do so.

Betty Carli, an adjoining property owner, informed the Commission that 4 years ago when she moved into her house, there were shutters located on the lower porch windows.

In response to a question for clarification from Dr. Jones, Ms. Pollock stated that if they preferred that she put all the shutters on the house at one time she would rather than to have to come back.

Charles Paul explained to Ms. Pollock that when a Certificate is granted, 6 months is given to begin any project. David Phillips also stated that if she did not get started within that time frame, he could re-approve the Certificate of Appropriateness through the minor works process.

With no other questions pertaining to the request, Ron Fleming made the following motion: "I move that the Commission find the following facts concerning Application H-43-04, that Bette Pollock, owner of 418 S. Ellis St., appeared before the Commission and sought a Certificate of Appropriateness to install shutters on the house; the shutters will be wooden, operable, and sized in appportionment to the windows; that Betty Carli appeared before the Commission to support this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 2 – Changes to Buildings – Windows and Doors, pages 14-17, Guidelines 2-6 of the Residential Historic District Design Guidelines; there were no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application H-43-04 be granted to Bette Pollock, owner of 418 S. Ellis St. to make the changes detailed in the application."

Michael Young seconded the motion; all members present voted AYE.

H-44-04 128 S. Ellis St. – Tom & Judy Childress, owner – Certificate of Appropriateness to add new gutters to eliminate use of hidden gutters; replace slate tile on the lower section at the front of house with Black ridged metal

Judy Childress, owner, was sworn to give testimony for the request. Staff presented slides.

Ms. Childress testified that they have hidden gutters around the lower level of the house which need to be replaced. The contractor, she said, has said that the slate would have to be removed the gutters added to the outside edge; the slate then would be replaced with metal roofing.

Charles Paul said to Ms. Childress that what she has been advised might be more costly than the cost for repairing what is there. He said she might want to get another opinion, and suggested the possibility of Newton J. Cohen, Inc. The change, he said, is pretty radical.

When asked by Jeff Sowers if she had considered salvaging and reusing the slate, Ms. Childress said the contractors will save what they can while removing it, but a lot has asphalt on it from previous repairs. The asphalt, she said, has clogged everything up and caused the water not to flow as it should. But they cannot put the new gutters on with the roof the way it is.

Commission members agreed that changing the rake of the roof and particularly the roofing material is a problem.

Michael Young mentioned that he was familiar with a house that had the same type guttering system as Ms. Childress's and was restored by Cohen.

Jeff Sowers commented that since the roof material is such a prominent feature on the house he would have a problem with changing it and the slope of the roof. He said he does not have a problem with exposed gutters and downspouts.

Michael Young read the following guidelines for "Roofs" from the Residential Design Guidelines:

- *Retain and preserve all architectural features that are character-defining elements of the roof, such as cupolas, chimneys, dormers, and turrets.*
- *Retain and preserve the historic roofing material whenever possible. If the replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern, and texture. Consider substitute material only if the original material is not technically feasible.*
- *Generally, it is not appropriate to replace concealed or built-in gutters with exposed gutters.*
- *If new gutters or downspouts are necessary, install them so that no architectural features are damaged or lost.*
- *Coat replacement gutters and downspouts with paint or baked enamel finish in a color appropriate to the color of the house unless they are made of copper.*

There was no one present to speak in support or opposition

Kathy Walters made the following motion: "I move that the Commission find the following facts concerning Application #H-44-04 – that Judy Childress, owner of 128 S. Ellis St. appeared before the Commission and sought a Certificate of Appropriateness to add new gutters to eliminate the hidden gutters and replace slate tile on the lower section at the front of the house with Black ridged metal roofing; that no one appeared before the Commission to support or oppose this request; this request should not be granted based on the Secretary of Interior Standards for Rehabilitation and Chapter 2 Changes to Buildings – Roofs, pages 10-11, guidelines 2,3,9, 11, and 12 of the Residential Historic

District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-44-04 be denied to Tom & Judy Childress, owners of 128 S. Ellis St. to make the changes detailed in the application.”

Michael Young seconded the motion; all members present voted AYE.

Ms. Childress then asked the Commission what she should do if the contractor says he could not restore the hidden gutters. She said the wood is rotting which could cause them to lose the entire front porch.

Charles Paul told Ms. Childress that he did not think she would be unable to find a contractor who could repair the gutters. He suggested again that she call Cohen, and said to her, “Do not be discouraged – there are people who can fix those hidden gutters.”

H-45-04 419 S. Ellis St. – James C. and Betty S. Carli, owner – Certificate of Appropriateness for window box, screen back porch, and car port; see attachments

James & Betty Carli were sworn to give testimony for the request. Staff showed slides.

Mr. Carli began by stating that they would like to dress up the dining room windows with a wooden planter box made with raised panels that would match the existing shutters.

Dr. Jones commented that the house appears to be small, yet, there seemed to be a lot going on in the front, and questioned the scale of the planter box. Mr. Carli testified that the box would not be massive – 6 to 8 inches tall. In response to a question from Anne Lyles, Mr. Carli said the box would be attached to the mortar joints, not the brick, so it could be taken down without any damage to the brick.

Mr. Carli then described the proposed 12 x 14 screened-in porch that would be located off the master bedroom. He testified that the brick underneath would match the rest of the house, and the siding would match the garage. The wrought iron railing, he stated, would match the railing on the house, and the steps, brick. An existing window would be replaced with wooden French doors; there would be no overhang, and the pitch would remain the same as it now exist.

Mr. Carli did not have a drawing for the proposed carport so would come back to another meeting for that approval.

There was no one present to support or oppose the request.

Jeff Sowers made the following motion: “I move that the Commission find the following facts concerning Application #H-45-04 – that James & Betty Carli appeared before the Commission and sought a Certificate of Appropriateness to install a White wooden window box under dining room window, and to add a screened porch to the back of the house; there was no one present to support or oppose the request; the request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 3

New Construction – Additions, pages 44 and 45; guidelines 1-12 of the Residential Historic District Design Guidelines; therefore, I move that the Certificate of Appropriateness for Application H-46-04 be granted to James & Betty Carli to make the changes detailed in the application.”

Kathy Walters seconded the motion. Commission members Fleming, Lyles, Paul, Sowers and Walters voted AYE; Commission member Jones voted NO.

Comments from Clyde Overcash – RE: 230 S. Lee St.

Clyde Overcash reminded the Commission that he was present at the July meeting to ask questions pertaining to the demolition of the outbuilding at 230 S. Lee St. Among the questions he asked was whether or not the vegetation or greenery would be disturbed and was assured, he said, that only the building would be demolished without invading the privacy of the property owner.

The Chair asked that the secretary to read the minutes pertaining to that request which was done.

Mr. Overcash informed the Commission that the hedgerow has been completely cut down. He said that there are now privacy problems.

Charles Paul asked if there had been any trees removed that would have required Commission approval. Mr. Overcash said there were not; however, he said, he was assured that privacy would be remain there because of the existing vegetation.

Following Mr. Overcash’s comments, the Chair stated that he could not find anything that did not meet the Guidelines. Kathy Walters said his concern may be a city issue but was not a Preservation Commission issue.

Committee Reports

Minor works: David Phillips reported the minor works approved in May and June. There were no questions or comments from Commission members.

Notes from Janet Gapen

Janet Gapen referred members to the maps included in the packets, along with the list of changes to the Guidelines.

Kathy Walters stated that the changes had been done in accordance to the Commission’s suggestions.

Charles Paul thanked Janet for the maps.

Michael Young stated that the change that he was particularly interested in was as follows: *More concise language in the landscaping guidelines to discourage tree-topping and other drastic pruning measures and promote techniques that follow accepted industry standards for arborists.* However, he continued, he does have a concern that “there are really no teeth if someone wants to violate the ordinance – it’s really just a slap on the wrist.”

David Phillips informed the Commission that in rewriting the Zoning Ordinance, tree preservation may become a zoning issue not just as a historic issue. He said he was not sure yet what the requirements would be if it should become a zoning issue, but permits would probably be required.

Charles Paul commented that as much as anything it may be a communication problem. He said there needs to be a way to communicate to property owners and tree service companies the proper guidelines.

Janet Gapen stated that the Tree Board has been working recently with Duke Power in order to establish a better communication. She said she had provided for them some maps to show where the limits and boundaries of the local districts are.

Charles Paul asked the members to send any comments to Janet Gapen pertaining to any changes to the Guidelines.

318 E. Council St. (H-27-04)

Janet Gapen informed the Commission that she has met with Earle Kluttz-Thompson in reference to Leo Wallace’s request to the Commission to paint front of building with a color to match existing brick color on side; building is brick but has had numerous signs painted on front wall that have faded.

Ms. Kluttz-Thompson is an artist working on restoring painted signs as are on Mr. Wallace’s building. She recommended that the wall be left as it is because all the signs on the building are hope potential for restoration. She said the building could perhaps be spruced up through masonry repair, window repair, and just general clean-up around the building.

Ms. Gapen said she had spoken to Mr. Wallace about the recommendations and he indicated that he is in the process of trying to secure a grant to help with some work around the property; therefore, wanted to rescind the application.

Freedman’s Cemetery

Janet Gapen informed the Commission that there would be a meeting on Friday, July 9th with the Freedman’s Memorial Committee and representatives from the State Historic Preservation Office in reference to any possible changes to the Memorial project. She stated that it would be not advisable for any Commission member to attend that meeting because the results could bring the case back to the Commission.

Rezoning

Janet Gapen informed the Commission that a rezoning request from B-6 (General Business) to B-5 (Central Business) involving about 50 properties along N. Main St. would be heard by the Planning Board. She said the B-5 zoning would allow any new additions, construction, or redevelopments to be sited up to the street right-of-way as is consistent with the traditional buildings in downtown.

In response to a question from Jeff Sowers, she said parking exempt would not be extended automatically but would be something to extend at a later date.

Special Use Permit

David Phillips announced that Commission members would receive notification of the City Council meeting scheduled for July 20th where the Special Use Permit request for 1131 N. Main St. would be heard, which is located in the North Main Historic District.

Minutes

The minutes from the June meeting were approved with corrections as submitted.

Adjournment

With no other business to come before the Commission, the meeting was adjourned.

Charles Paul, Chair

Judy Jordan, Secretary